



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

ANC3E Resolution Regarding Board of Zoning Adjustment Application No. 21278 of Stephen Voss at 3841 Warren Street, NW

Whereas, this application for special exception is scheduled to be considered by the Board of Zoning Adjustment at the BZA Public Hearing of March 26, 2025;

Whereas, the owners of 3841 Warren Street, NW, applied for a building permit to construct a one-story rear addition to an existing, detached, two-story plus basement, principal dwelling unit in the R-2 zone;

Whereas, the project would reduce the current rear yard and setback from 15.5-foot to 8.5 feet, based on the distance from the addition to the garage (versus to the end of the yard), requiring a Special Exception;

Whereas, accordingly, the owners are seeking a Special Exception to the rear yard requirements of Subtitle D, Section 207.1, pursuant to Subtitle D, Section 5201.1, and Subtitle X Section 901.2; and of Subtitle D, Section 5004.1(a), pursuant to Subtitle D, Section 5201.1, and Subtitle X, Section 901.2;

Whereas, the owners have received signed letters of support from immediate neighbors;

Whereas, while the size of the rear lot and permeable land will be reduced, the owners have already installed two 130-gallon rain barrels in the side and back yards and are planning to plant a new meadow area in the back yard to replace some of the lawn;

Whereas, the ANC does not have any concerns about this proposal at this time.

NOW THEREFORE BE IT RESOLVED:

ANC 3E supports the above-referenced application. The resolution passed by a vote of 5-0-0 at a properly noticed meeting held on February 13, 2025, at which a quorum was present, with Commissioners Bender, Denny, Gianinno, Graff and Quinn in attendance.

ANC 3E

Jonatha
n
Bender

By Jonathan Bender
Chairperson

Digitally signed by
Jonathan Bender
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Date: 2025.02.20
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Board of Zoning Adjustment
District of Columbia
CASE NO.21278
EXHIBIT NO.22